

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: David Quigley, AICP, Planning and Zoning Manager/(954) 797-1103

PREPARED BY: David Abramson, Deputy Planning and Zoning Manager

SUBJECT: Variance

AFFECTED DISTRICT: 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: VARIANCE - V 2-2-09, Glazer, 2770 SW 121 Avenue (A-1) (to reduce the required rear setback from 35 feet to 23.25 feet along the eastern property line) Planning & Zoning Board recommended approval

REPORT IN BRIEF: The petitioner/owner is requesting a variance from the Land Development Code, Section 12-81A. Conventional Single Family Development Standards and Section 12-287(B) Development Standard Setback, within the A-1, Agricultural District, from the required thirty-five (35) foot rear setback to provide a rear setback of twenty-three point twenty-five (23.25) feet along the eastern property line.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the March 25, 2009 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-1)**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Other - Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

Attachment(s): Staff Report

Application: V 2-2-09/09-50/Glazer
Original Report Date: 3/16/09

Revision(s): 3/26/09

TOWN OF DAVIE
Planning & Zoning Division
Staff Report and Recommendation

Applicant Information

Owner/Petitioner

Name: Ron Glazer
Address: 2770 Southwest 121st Avenue
City: Davie, Florida 33330
Phone: (954) 424-8351

Background Information

Date of Notification: March 18, 2009
Notifications: 180

N u m b e r o f

Petitioner's Request: A variance from the Land Development Code, Section 12-81A. Conventional Single Family Development Standards and Section 12-287(B) Development Standard Setback, within the A-1, Agricultural District, **FROM:** the required thirty-five (35) foot rear setback **TO:** provide a rear setback of twenty-three point twenty-five (23.25) feet along the eastern property line.

Address: 2770 Southwest 121st Avenue

Location: Generally located on the eastside of Southwest 121st Avenue, approximately 650' south of Southwest 26th Street.

Future Land Use Plan Map: Residential 1 DU/AC

Existing Zoning(s): A-1, Agricultural District

Existing Use(s): Single-Family Residential Unit

Parcel Size: Approximately 8.73 Net Acres (Overall site including subject site and vacant parcel)

Proposed Use(s): A new detached garage

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan</u>
<u>Designation:</u>		
North:	Single-Family Residential Unit	Residential 1 DU/AC
South:	Single-Family Residential Unit; Vacant Parcel	Residential 1 DU/AC

East:	Single-Family Residential Unit	Residential 1 DU/AC
West:	Single-Family Residential Unit	Residential 1 DU/AC

	<u>Surrounding Zoning:</u>
North:	R-1, Estate Dwelling District
South:	A-1, Agricultural District
East:	R-1, Estate Dwelling District
West:	A-1, Agricultural District; AG, Agricultural District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Previous Requests on same property:

Records indicate that the lot was illustrated on “Flamingo Groves” Plat and recorded in Book 10, Page 52 of the Public Records of Broward County, Florida.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-309), Land Development Code, review for variances.

Land Development Code (Section 12-24) (I)(1), Agricultural (A-1)) Districts: The A-1 District is intended to implement the agricultural and residential one (1) unit per acre classification of the Town of Davie Future Land Use Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from agricultural uses.

Land Development Code (Rural Lifestyle Development Regulations Section 12-81 and Section 12-287(B)): The development standards that govern the construction of single-family dwelling units in the agricultural district. The A-1, Agricultural District requires the following minimums: lot area of 35,000 square feet, 140’ minimum lot frontage, 40’-50’ front setback, 30’ side setbacks, 35’ rear setback, 35’ maximum building height, and 25 percent maximum building coverage.

Comprehensive Plan Considerations

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Staff Analysis

The Town of Davie adopted the Rural Lifestyle Development Regulations in 2002 which changed the rear setback requirements from 30 to 35 feet. Presently, the owner’s existing single-family residential unit meets all required building setbacks.

The owner is requesting a variance to reduce the required minimum rear setback from 35 feet to 23.25 feet along the eastern property line in order to construct an approximately 3,000 square foot garage/gym building.

The following information is staff's analysis (*italic font*) based on the criteria established in the Town of Davie's, Land Development Code, Section 12-309(B)(1) for variance applications:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought;

The owner has stated that an existing septic tank, drain field, and vehicular accessibility have predicated the location of the proposed garage/gym building.

which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district;

The owner can continue the development rights in accordance with the A-1, Agricultural District without the granting of this variance. The 35 foot rear setback requirement applies to land in the same district and the property can be developed without the need of a variance.

and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the application of the reasonable use of such land or building for which the variances are sought;

The reasonable use of the land already exists on the property with a single-family dwelling unit. By not allowing the proposed accessory structure of a new gym/garage within the required yard does not deprive the owner of reasonable use of the property.

and that alleged hardship is self-created by any person having an interest in the property.

The hardship is partially created by the adoption of the Town's Rural Lifestyle Regulations with an increase in the required rear setback dimension of 5 feet, and the owners desire to build a large garage/gym building in the rear portion of the property.

- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose.

The owner can achieve reasonable use of the land without this variance. The proposed gym/garage building can be designed and placed on this property without the need for any variance.

- (c) Granting of the requested variances will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

This variance request will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. A distance separation will be maintain between properties by a 50 foot Road and Canal Reservation along the eastern property line, thus exceeding the required 35 foot minimum rear setback dimension.

Staff Recommendation

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the March 25, 2009 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair McLaughlin – no; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. DeArmas – yes; Ms. Turin – yes. **(Motion carried 4-1)**

Town Council Action

Exhibits

1. Justification Letters
2. No Objection Letters
3. Mail-out Map
4. Mail-out
5. Conceptual Site Plan
6. Future Land Use Plan Map
7. Aerial, Zoning, and Subject Site Map

Prepared by: _____
Reviewed by: _____

EXHIBIT 1 (Justification Letters)

February 18, 2009

Town of Davie
Development Services Department
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Variance Request -- Justification Narrative

To Whom It May Concern,

The purpose of my application is to request a variance of the rear set back requirement from 35 feet to a proposed 23.25 feet. The proposed addition will consist of a +/- 3000 SF garage/gym consistent with the architectural design and detail of the existing residence.

The addition will be constructed adjacent to my east tract line which has been judged to be my rear lot line in accordance with the Town's planning and zoning guidelines and regulations. It should be noted that my east tract line is adjacent to and borders a 50' Road & Canal Reservation per Plat Book 10, Page 52 of the B.C.R. The neighboring property immediately adjacent to my rear lot line by virtue of the Road & Canal Reservation is approximately 110 feet to the east. It should also be noted that my rear lot line is heavily landscaped and will provide a visual buffer to my easterly neighbor.

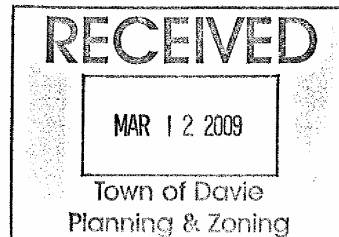
The property line of my neighbor to the north will be +/- 96 feet from the addition and the property line of my neighbor to the south will be +/- 160 feet from the addition.

It should also be noted that the location for the proposed addition is predicated on existing septic tank and drain field footprints as well as vehicular accessibility requirements. There are no other alternative locations for the addition that would not conflict with existing improvements or that would not detract from the architectural design of the exiting residence.

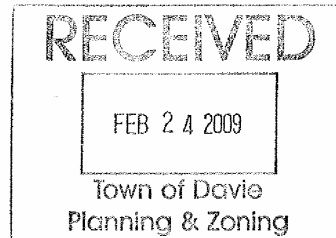
Your favorable consideration would be greatly appreciated.

Sincerely,

Ron & Bonnie Glazer



February 18, 2009



Town of Davie
Development Services Department
Planning & Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Variance Request – Justification Criteria Section 12-309

To Whom It May Concern,

- A) The special circumstances or conditions which apply to this variance request are as follows:
- 1) The exiting residence and proposed addition are located on a +/- 5 acre parcel and within a neighborhood consisting of 1.25 to 10 acre parcels.
 - 2) The rear property line of the property borders an existing 50' Road & Canal Reservation which provides additional separation from the adjacent neighboring property owner in the order of +/- 110 feet.
 - 3) The separation from the neighboring property owners to the north and south of the proposed addition is in excess of 100 feet.
 - 4) A significant and established landscape buffer exist along the east(rear) & north(side) tract lines of my property providing additional visual screening.
 - 5) Due to the location of existing septic tank and drain field installations, vehicular accessibility requirements and in an effort to maintain the architectural intent of the existing residence this is the only viable location to construct the addition.
 - 6) The granting of the requested variance in my opinion will not be injurious or detrimental in any regard to either the neighborhood or general public for the following reasons:
 - a. The proposed addition will be constructed in strict accordance with the architectural theme and elevation of the existing residence.
 - b. With the parcel of land being +/- 5 acres in size the addition in conjunction with the existing residence will remain in scale to the surrounding neighborhood.

- c. The proposed garage structure is a single story building with roof and site lines consistent with the existing house and surrounding homes.
- d. The perimeter of the entire tract is well buffered with dense and mature landscape thereby providing additional visual buffer.

Should you require further review or explanation please feel free to contact me at 954 275-5889.

Sincerely,

Ron & Bonnie Glazer

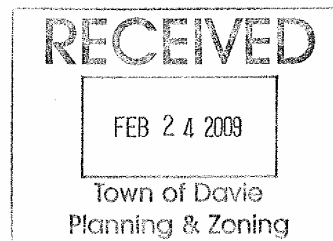


EXHIBIT 1

February 19, 2009

Mr. & Mrs. Mahmoud
11800 SW 26th Court
Davie, FL 33330

Re: Variance Application for Ron Glazer @ 2770 SW 121 Ave Davie, FL

To Whom It May Concern,

Please be advised that I have been contacted by the above referenced applicant and have reviewed the proposed garage/gym addition as well as their variance request to change the rear set back from 40 feet to 25 feet and that I have no objection to approval by the Town of Davie.

Sincerely,

Ahmad T. Mahmoud

Mr. & Mrs. Mahmoud

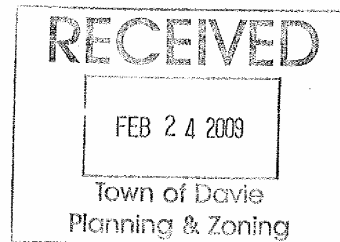


EXHIBIT 2

February 19, 2009

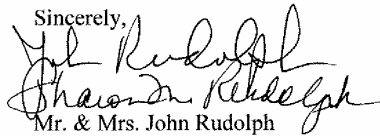
Mr. & Mrs. John Rudolph
2731 SW 117th Ave.
Davie, FL 33330

Re: Variance Application for Ron Glazer @ 2770 SW 121 Ave Davie, FL

To Whom It May Concern,

Please be advised that I have been contacted by the above referenced applicant and have reviewed the proposed garage/gym addition as well as their variance request to change the rear set back from 40 feet to 25 feet and that I have no objection to approval by the Town of Davie.

Sincerely,


Mr. & Mrs. John Rudolph

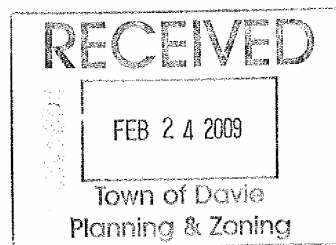


EXHIBIT 3

February 19, 2009

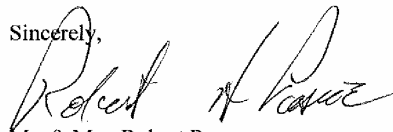
Mr. & Mrs. Robert Pascoe
2741 SW 117th Ave.
Davie, FL 33330

Re: Variance Application for Ron Glazer @ 2770 SW 121 Ave Davie, FL

To Whom It May Concern,

Please be advised that I have been contacted by the above referenced applicant and have reviewed the proposed garage/gym addition as well as their variance request to change the rear set back from 40 feet to 25 feet and that I have no objection to approval by the Town of Davie.

Sincerely,



Mr. & Mrs. Robert Pascoe

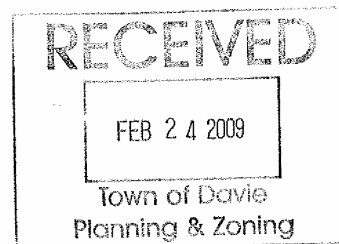


EXHIBIT 4

February 19, 2009

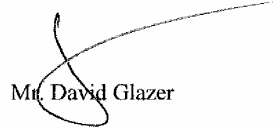
Mr. David Glazer
3945 Carson Ave
Cooper City, FL 33026

Re: Variance Application for Ron Glazer @ 2770 SW 121 Ave Davie, FL

To Whom It May Concern,

Please be advised that I have been contacted by the above referenced applicant and have reviewed the proposed garage/gym addition as well as their variance request to change the rear set back from 40 feet to 25 feet and that I have no objection to approval by the Town of Davie.

Sincerely,



Mr. David Glazer

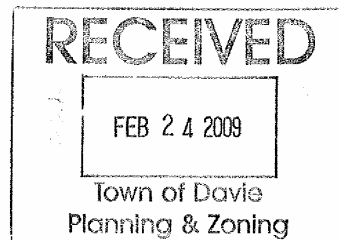
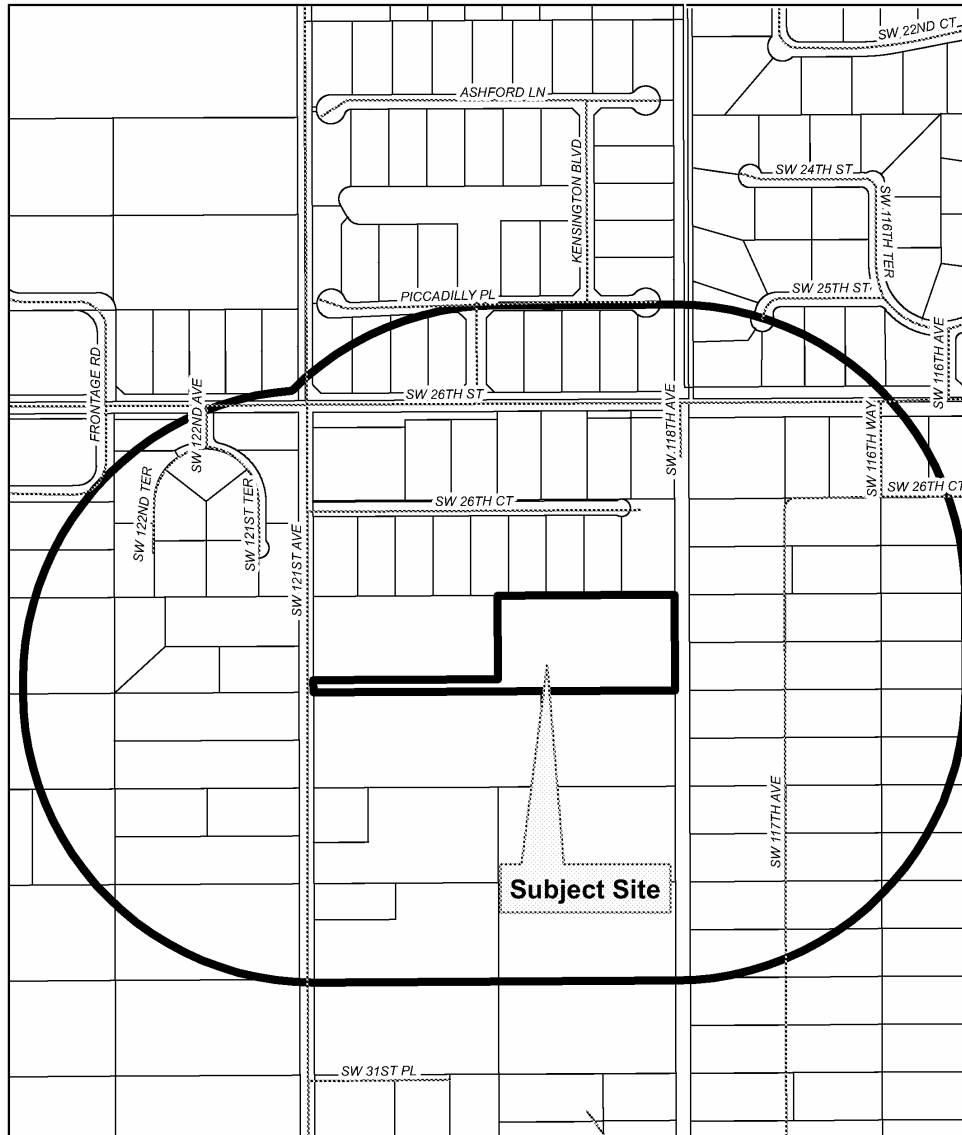
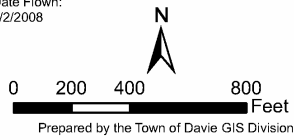


EXHIBIT 3 (Mail-out Map)



Date Flown:
1/2/2008



Prepared by the Town of Davie GIS Division

1000 Foot Buffer

Prepared by: ID
Date Prepared: 3/9/09

EXHIBIT 4 (Mail-out)

(V 2-2-09)
ANIMALS RECREATION &
REHAB CENTER LLC
2670 S FLAMINGO ROAD
DAVIE FL33330

(V 2-2-09)
BAGDAN,STEVEN C EST
11690 SW 25 ST
DAVIE FL33325

(V 2-2-09)
BANUCHI,LOUIS P SR & MARY L
11700 SW 26 ST
DAVIE FL33325

(V 2-2-09)
BARROS,JORGE L
11880 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
BATISTA,LUCIANO &
PEREZ,VENECIA
2751 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
BEHAN,HUGH J
12080 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
BEHAR,DERETH A
12090 SW 26 CT
DAVIE FL33330

(V 2-2-09)
BIGGS,C N & BEVERLY
2825 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
BOVIE,JOSEPHINE
2695 SW 121ST TER
DAVIE FL33330

(V 2-2-09)
BRICKMAN,ELIZABETH
12040 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
BOARD OF COUNTY COMMISSIONERS
115 S ANDREWS AVE ROOM 326
FORT LAUDERDALE FL33301

(V 2-2-09)
CAPARELLI,ERNEST
11900 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
CAPRARO,F & DANIELA D
2821 SW 116TH AVE
DAVIE FL33330

(V 2-2-09)
CARBUCCIA,MIGUEL A
11750 SW 25 ST
DAVIE FL33325

(V 2-2-09)
CARDONA,MARTHA L
2691 SW 122 TER
DAVIE FL33330

(V 2-2-09)
CENTRAL BROWARD WATER
8020 STIRLING ROAD
HOLLYWOOD FL33024

(V 2-2-09)
CHICONE,MICHAEL & ELIZABETH
2141 SW 120 TER
DAVIE FL33325

(V 2-2-09)
CHUNG,DENNIS H & OLIVIA R
12020 SW 26 ST
DAVIE FL33325

(V 2-2-09)
CIERO,JOSEPH ANTHONY
2820 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
COSTANZO,FERNANDO M & ROSA M
2900 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
CUTINO,VICTOR
2995 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
DE MARAIS,NATHALY S & PHILIP
3000 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
DEMING,THOMAS A & CATHERINE B
2980 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
DONG,LOU-CHING & SU-PING
5185 SW 160 AVE
DAVIE FL33331

(V 2-2-09)
DOWNS,JACK C & JUDY L
12040 SW 26TH CT
DAVIE FL33330

(V 2-2-09)
DUBRAWA,TERESA
2695 SW 116 AVE
DAVIE FL33330

(V 2-2-09)
FLORIDA DEPT OF TRANSPORTATION
3400 W COMMERCIAL BLVD
FORT LAUDERDALE FL33309

(V 2-2-09)FLORIDA FRESH HERBS
3100 FLAMINGO RD
DAVIE FL33330

(V 2-2-09)
FROHRING,C A & LINDA J
2690 SW 122ND TER
DAVIE FL33330

(V 2-2-09)
GETTINGER,RANDY C & REBECCA L
1321 NW 129 WAY
SUNRISE FL33323

(V 2-2-09)
GIORDANY,GERARD
12030 SW 26 ST
DAVIE FL33325

(V 2-2-09)
GLAZER,DAVID L
3945 CARSON AVE
HOLLYWOOD FL33026

(V 2-2-09)
GLAZER,RONALD & REBECCA
2770 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
GREY,CAROL LYNNE
2670 SW 122 TER
DAVIE FL33330

(V 2-2-09)
GRILLIOT,RONALD & LISA
11790 SW 25 ST
DAVIE FL33325

(V 2-2-09)
GRINER,W B & CHERYL L LE
2675 SW 121ST TER
DAVIE FL33330

(V 2-2-09)
HALE,JOHN & MARIA
2828 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
HAMLET HOMEOWNERS ASSN INC
786 BLANDING BLVD #118
ORANGE PARK FL32065

(V 2-2-09)
HAYDU,THOMAS A
12040 SW 26TH ST
DAVIE FL33325

(V 2-2-09)
HENSELER,UDO & CHRISTEL
2901 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
HERNANDEZ,RUDY & SHARA
2995 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
INNOCENT,CASSAGNOL & MARIE P
11840 SW 26 CT
DAVIE FL33330

(V 2-2-09)
JIMRUSTI,INGRID REV LIV TR
4085 SW HONEY TER
PALM CITY FL34990

(V 2-2-09)
JOHNSON,HARVEY J & LINDA K
2841 SW 116 AVE
DAVIE FL33330

(V 2-2-09)
JONES,ROLAND S
11601 SW 26 CT
DAVIE FL33330

(V 2-2-09)
KARAMAT,KHAGAN & LAUREI M
2830 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
KEEN,RICHARD & PAM
2730 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
KIRCHNER,JAMES J
2815 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
KNESKI,PAUL J
2801 SW 116TH AVE
DAVIE FL33330

(V 2-2-09)
KOONS,MICHAEL & PAMELA
11880 SW 26TH CT
DAVIE FL33330

(V 2-2-09)
KOTZEN,JAY L & LONNIE
2781 SW 116TH AVE
DAVIE FL33330

(V 2-2-09)
LANDERS,JACK E & GWENDOLYN
2720 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
LECHNER,ROBERT L
2750 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
LINARES,CARLOS
11980 PICADILLY PL
DAVIE FL33325

(V 2-2-09)
LOBINSKY,CHRISTOPHER
11691 SW 26 CT
DAVIE FL33330

(V 2-2-09)
MAHMOUD,AHMAD T & SIHAM
11800 SW 26 CT
DAVIE FL33330

(V 2-2-09)
MANDER,JAMES & LYNNE
11800 SW 26 ST
DAVIE FL33330

(V 2-2-09)
MATEU,LEONARDO P & GIOCONDA
100 S BIRCH ROAD UNIT 2902
FORT LAUDERDALE FL33316

(V 2-2-09)
MATZUGA,R J & MARY D
3020 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
MAXWELL,VELMA NADEEN
11900 SW 26 ST
DAVIE FL33325

(V 2-2-09)
MAYNE,NATASHA &
SOSA,JOHN ELVIS
3041 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
MESA,ALEXANDER & JANET
2740 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
MILLER,JOHN A & DIANNA J
PO BOX 552035
FORT LAUDERDALE FL33355

(V 2-2-09)
MITCHELL,JAMES E & VIRGINIA M
2761 SW 121ST AVE
DAVIE FL33330

(V 2-2-09)
MUNSON,ROBERT ALLEN
3010 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
MUNSON,ROBERT R & SHIRLEY L
3030 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
NORWEGIAN SEAMENS CHURCH
1180 SOUTH AMERICA WAY
MIAMI FL33132

(V 2-2-09)
OGBOURNE,CLOVIS & REGINA
40 LAFAYETTES LNDG
JONESBORO GA30238

(V 2-2-09)
OLIVER-VIDAUD,RAFAEL & MARIA
3070 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
OLIVER-VIDAUD,RAFAEL & MARIA
PO BOX 551506
FORT LAUDERDALE FL33355

(V 2-2-09)
PAKAN,RUCHARD A & BARBARA
2751 SW 116TH AVE
DAVIE FL33330

(V 2-2-09)
PASCOE,ROBERT & RUTH ANN
2741 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
PAYNE,ROBIN WALLACE
3021 SW 117 AVE
DAVIE FL33330

(V 2-2-09)
PEACEFUL RIDGE LLC
2800 SW 121 AVE
DAVIE FL33330

(V 2-2-09)
PLASENCIA,OSCAR
2603 SW 122 TER
DAVIE FL33330

(V 2-2-09)
PRIOR,PETER W & GAIL A
2780 S FLAMINGO RD
DAVIE FL33330

(V 2-2-09)
RICH,SAMUEL J III & GWENDOLYN
11791 SW 25 ST
DAVIE FL33325

(V 2-2-09)
RUDOLPH,JOHN & SHARON M
2731 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
SAGER,KENNETH & SHERRI D
11610 SW 26 CT
DAVIE FL33330

(V 2-2-09)
SAZAMA,TIMOTHY A & DEBORAH L
12020 SW 26 CT
DAVIE FL33330

(V 2-2-09)
SCHEER,MARK J & SHERYL L
2701 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
SCHOMBURG,CANDYCE &
MALLARD,TAMIKA
11850 SW 26 ST
DAVIE FL33325

(V 2-2-09)
SCHULTZ,SHERI
12000 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
SHOUA,DAVID & ALISA
2800 SW 121ST AVE
DAVIE FL33330

(V 2-2-09)
SHURETTE,J & MARJORIE
2721 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
SIEGEL,DAVID & JULIA
12060 SW 26 CT
DAVIE FL33330

(V 2-2-09)
SIRACUSA,FRANK J & ANDREE
2850 SW 117TH AVE
DAVIE FL33330

(V 2-2-09)
SKIDMORE,ALAN G
2602 SW 122ND AVE
DAVIE FL33330

(V 2-2-09)
SOHMER,PAUL & DONNA
2651 SW 122ND TER
DAVIE FL33330

(V 2-2-09)
SOLARANA,PHILIP M & ANA L
11650 SW 25 ST
DAVIE FL33325

(V 2-2-09)
SULBARAN,MELVY LIZ
ESCOBAR,ALVARO E
12010 SW 26 ST
DAVIE FL33325

(V 2-2-09)
TAYLOR,HAROLD O & MARY A
TAYLOR FAMILY REV LIV TR
2921 SW 116 AVE
DAVIE FL33330

(V 2-2-09)
VEGA,GUSTAVO
16485 COLLINS AVE #1036
MIAMI BEACH FL33160

(V 2-2-09)
VOGTNER,ALINA &
VOGTNER,DANIEL
11940 PICADILLY PL
DAVIE FL33325

(V 2-2-09)
WALTON,SHIRLEY
WALTON,ROBERT
2700 SW 121 TER
DAVIE FL33330

(V 2-2-09)
WEEKLEY BROS LEASING LTD
20701 STIRLING ROAD
PEMBROKE PINES FL33332

(V 2-2-09)
WINSTON,BRADLEY & DALE R
11840 PICCADILLY PL
DAVIE FL33328

(V 2-2-09)
WOODS,JOHN F
WOODS,KAREN M
11800 PICCADILLY PL
DAVIE FL33325

(V 2-2-09)
ZADES,NICHOLAS & RENA M
11900 SW 26TH CT
DAVIE FL33330

(V 2-2-09)
ZAFRANI,ABRAHAM
2800 S FLAMINGO ROAD
DAVIE FL33330

(V 2-2-09)
ZALDIVAR,CARLOS
2941 SW 116 AVE
DAVIE FL33330

Current Occupant (V 2-2-09)
2695 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2751 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2781 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2801 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2821 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2841 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2921 SW 116 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2601 SW 116 WAY
DAVIE FL 33330

Current Occupant (V 2-2-09)
2701 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2720 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2721 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2730 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2731 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2740 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2741 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2805 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2815 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2820 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2825 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2828 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2830 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2900 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2901 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2980 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2995 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
3021 SW 117 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2750 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2751 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2761 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2770 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2888 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2995 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
3000 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
3010 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
3030 SW 121 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2640 SW 121 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2675 SW 121 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2695 SW 121 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2700 SW 121 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2601 SW 122 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2603 SW 122 AVE
DAVIE FL 33330

Current Occupant (V 2-2-09)
2651 SW 122 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2670 SW 122 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2690 SW 122 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
2691 SW 122 TER
DAVIE FL 33330

Current Occupant (V 2-2-09)
11750 SW 25 ST
DAVIE FL 33325

Current Occupant (V 2-2-09)
11790 SW 25 ST
DAVIE FL 33325

Current Occupant (V 2-2-09)
11791 SW 25 ST
DAVIE FL 33325

Current Occupant (V 2-2-09)
11610 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11651 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11691 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11701 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11800 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11840 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11880 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11900 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
12000 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
12020 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
12040 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
12060 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
12090 SW 26 CT
DAVIE FL 33330

Current Occupant (V 2-2-09)
11701 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
11800 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
11850 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
11900 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
12010 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
12020 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
12030 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
12040 SW 26 ST
DAVIE FL 33330

Current Occupant (V 2-2-09)
2780 FLAMINGO RD
DAVIE FL 33330

Current Occupant (V 2-2-09)
2800 FLAMINGO RD
DAVIE FL 33330

Current Occupant (V 2-2-09)
11800 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
11840 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
11880 PICCADILLY PL
DAVIE FL 33325

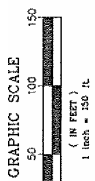
Current Occupant (V 2-2-09)
11900 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
11940 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
11980 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
12000 PICCADILLY PL
DAVIE FL 33325

Current Occupant (V 2-2-09)
12040 PICCADILLY PL
DAVIE FL 33325



LEGEND:

D.R. BOOK = OFFICIAL RECORDS BOOK
B.C.R. = BROWARD COUNTY RECORDS
C = CENTER LINE
ELEV. = ELEVATION
G.S.S. = CONCRETE BLOCK STUCCO
WOOD FENCE
OVERHEAD UTILITY WIRES

MATTHEW T. WAXTED
Registered Surveyor and Mapper
State of Florida Registration No. 4877.

MATTHEW T. WIXTED
PROFESSIONAL SURVEYOR & MAPPER
5561 HAWKES BLUFF AVENUE
TOWN OF DAWE, FLORIDA 31531
(954) 680-2019

FINAL SURVEY
ALL OF TRACT 3 AND PORTIONS OF TRACT 4 AND TRACT 14, OF UNIT "A",
IN SECTION 24, TOWNSHIP 50 SOUTH, RANGE 40 EAST,
FLAMING GROVES, PLAT BOOK 10, PAGE 52, BROWARD COUNTY, RECORDS
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

[illegible]

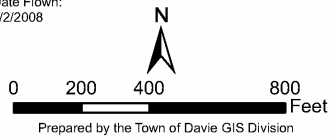
NOTES

1. The survey reflects all easements and rights-of-way, as shown on all maps and plans (including but not limited to 18.2.8.2.1, 18.2.8.2.2, 18.2.8.2.3, 18.2.8.2.4, 18.2.8.2.5, 18.2.8.2.6, 18.2.8.2.7, 18.2.8.2.8, 18.2.8.2.9, 18.2.8.2.10, 18.2.8.2.11, 18.2.8.2.12, 18.2.8.2.13, 18.2.8.2.14, 18.2.8.2.15, 18.2.8.2.16, 18.2.8.2.17, 18.2.8.2.18, 18.2.8.2.19, 18.2.8.2.20, 18.2.8.2.21, 18.2.8.2.22, 18.2.8.2.23, 18.2.8.2.24, 18.2.8.2.25, 18.2.8.2.26, 18.2.8.2.27, 18.2.8.2.28, 18.2.8.2.29, 18.2.8.2.30, 18.2.8.2.31, 18.2.8.2.32, 18.2.8.2.33, 18.2.8.2.34, 18.2.8.2.35, 18.2.8.2.36, 18.2.8.2.37, 18.2.8.2.38, 18.2.8.2.39, 18.2.8.2.40, 18.2.8.2.41, 18.2.8.2.42, 18.2.8.2.43, 18.2.8.2.44, 18.2.8.2.45, 18.2.8.2.46, 18.2.8.2.47, 18.2.8.2.48, 18.2.8.2.49, 18.2.8.2.50, 18.2.8.2.51, 18.2.8.2.52, 18.2.8.2.53, 18.2.8.2.54, 18.2.8.2.55, 18.2.8.2.56, 18.2.8.2.57, 18.2.8.2.58, 18.2.8.2.59, 18.2.8.2.60, 18.2.8.2.61, 18.2.8.2.62, 18.2.8.2.63, 18.2.8.2.64, 18.2.8.2.65, 18.2.8.2.66, 18.2.8.2.67, 18.2.8.2.68, 18.2.8.2.69, 18.2.8.2.70, 18.2.8.2.71, 18.2.8.2.72, 18.2.8.2.73, 18.2.8.2.74, 18.2.8.2.75, 18.2.8.2.76, 18.2.8.2.77, 18.2.8.2.78, 18.2.8.2.79, 18.2.8.2.80, 18.2.8.2.81, 18.2.8.2.82, 18.2.8.2.83, 18.2.8.2.84, 18.2.8.2.85, 18.2.8.2.86, 18.2.8.2.87, 18.2.8.2.88, 18.2.8.2.89, 18.2.8.2.90, 18.2.8.2.91, 18.2.8.2.92, 18.2.8.2.93, 18.2.8.2.94, 18.2.8.2.95, 18.2.8.2.96, 18.2.8.2.97, 18.2.8.2.98, 18.2.8.2.99, 18.2.8.2.100, 18.2.8.2.101, 18.2.8.2.102, 18.2.8.2.103, 18.2.8.2.104, 18.2.8.2.105, 18.2.8.2.106, 18.2.8.2.107, 18.2.8.2.108, 18.2.8.2.109, 18.2.8.2.110, 18.2.8.2.111, 18.2.8.2.112, 18.2.8.2.113, 18.2.8.2.114, 18.2.8.2.115, 18.2.8.2.116, 18.2.8.2.117, 18.2.8.2.118, 18.2.8.2.119, 18.2.8.2.120, 18.2.8.2.121, 18.2.8.2.122, 18.2.8.2.123, 18.2.8.2.124, 18.2.8.2.125, 18.2.8.2.126, 18.2.8.2.127, 18.2.8.2.128, 18.2.8.2.129, 18.2.8.2.130, 18.2.8.2.131, 18.2.8.2.132, 18.2.8.2.133, 18.2.8.2.134, 18.2.8.2.135, 18.2.8.2.136, 18.2.8.2.137, 18.2.8.2.138, 18.2.8.2.139, 18.2.8.2.140, 18.2.8.2.141, 18.2.8.2.142, 18.2.8.2.143, 18.2.8.2.144, 18.2.8.2.145, 18.2.8.2.146, 18.2.8.2.147, 18.2.8.2.148, 18.2.8.2.149, 18.2.8.2.150, 18.2.8.2.151, 18.2.8.2.152, 18.2.8.2.153, 18.2.8.2.154, 18.2.8.2.155, 18.2.8.2.156, 18.2.8.2.157, 18.2.8.2.158, 18.2.8.2.159, 18.2.8.2.160, 18.2.8.2.161, 18.2.8.2.162, 18.2.8.2.163, 18.2.8.2.164, 18.2.8.2.165, 18.2.8.2.166, 18.2.8.2.167, 18.2.8.2.168, 18.2.8.2.169, 18.2.8.2.170, 18.2.8.2.171, 18.2.8.2.172, 18.2.8.2.173, 18.2.8.2.174, 18.2.8.2.175, 18.2.8.2.176, 18.2.8.2.177, 18.2.8.2.178, 18.2.8.2.179, 18.2.8.2.180, 18.2.8.2.181, 18.2.8.2.182, 18.2.8.2.183, 18.2.8.2.184, 18.2.8.2.185, 18.2.8.2.186, 18.2.8.2.187, 18.2.8.2.188, 18.2.8.2.189, 18.2.8.2.190, 18.2.8.2.191, 18.2.8.2.192, 18.2.8.2.193, 18.2.8.2.194, 18.2.8.2.195, 18.2.8.2.196, 18.2.8.2.197, 18.2.8.2.198, 18.2.8.2.199, 18.2.8.2.200, 18.2.8.2.201, 18.2.8.2.202, 18.2.8.2.203, 18.2.8.2.204, 18.2.8.2.205, 18.2.8.2.206, 18.2.8.2.207, 18.2.8.2.208, 18.2.8.2.209, 18.2.8.2.210, 18.2.8.2.211, 18.2.8.2.212, 18.2.8.2.213, 18.2.8.2.214, 18.2.8.2.215, 18.2.8.2.216, 18.2.8.2.217, 18.2.8.2.218, 18.2.8.2.219, 18.2.8.2.220, 18.2.8.2.221, 18.2.8.2.222, 18.2.8.2.223, 18.2.8.2.224, 18.2.8.2.225, 18.2.8.2.226, 18.2.8.2.227, 18.2.8.2.228, 18.2.8.2.229, 18.2.8.2.230, 18.2.8.2.231, 18.2.8.2.232, 18.2.8.2.233, 18.2.8.2.234, 18.2.8.2.235, 18.2.8.2.236, 18.2.8.2.237, 18.2.8.2.238, 18.2.8.2.239, 18.2.8.2.240, 18.2.8.2.241, 18.2.8.2.242, 18.2.8.2.243, 18.2.8.2.244, 18.2.8.2.245, 18.2.8.2.246, 18.2.8.2.247, 18.2.8.2.248, 18.2.8.2.249, 18.2.8.2.250, 18.2.8.2.251, 18.2.8.2.252, 18.2.8.2.253, 18.2.8.2.254, 18.2.8.2.255, 18.2.8.2.256, 18.2.8.2.257, 18.2.8.2.258, 18.2.8.2.259, 18.2.8.2.260, 18.2.8.2.261, 18.2.8.2.262, 18.2.8.2.263, 18.2.8.2.264, 18.2.8.2.265, 18.2.8.2.266, 18.2.8.2.267, 18.2.8.2.268, 18.2.8.2.269, 18.2.8.2.270, 18.2.8.2.271, 18.2.8.2.272, 18.2.8.2.273, 18.2.8.2.274, 18.2.8.2.275, 18.2.8.2.276, 18.2.8.2.277, 18.2.8.2.278, 18.2.8.2.279, 18.2.8.2.280, 18.2.8.2.281, 18.2.8.2.282, 18.2.8.2.283, 18.2.8.2.284, 18.2.8.2.285, 18.2.8.2.286, 18.2.8.2.287, 18.2.8.2.288, 18.2.8.2.289, 18.2.8.2.290, 18.2.8.2.291, 18.2.8.2.292, 18.2.8.2.293, 18.2.8.2.294, 18.2.8.2.295, 18.2.8.2.296, 18.2.8.2.297, 18.2.8.2

EXHIBIT 6 (Future Land Use Plan Map)



Date Flown:
1/2/2008



Prepared by the Town of Davie GIS Division

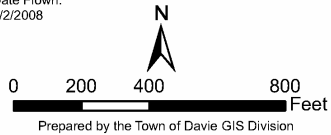
Future Land Use Map

Prepared by: ID
Date Prepared: 3/9/09

EXHIBIT 7 (Aerial, Zoning, and Subject Site Map)



Date Flown:
1/2/2008



Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/9/09